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Est 1873

RML/s

Ref: 4244/Map Ref: 18

**70 SWANAGE COASTAL PARK, PRIESTS WAY, SWANAGE, DORSET,
BH19 2RS**



PRICE: £54,950 on Licence

**‘SWIFT BORDEAUX’ 6 BERTH DETACHED HOLIDAY PARK HOME –
2 BEDROOMS – OPEN PLAN KITCHEN/DINER AND LOUNGE –
LARGE DECKED SEATING AREA – SUPERB SEA AND VIEWS**

**Shower room/W.C. – En-suite W.C. – Double glazing – Calor gas central heating – Parking –
Garden area – Occupation from 1st March to 5th January each season –
Holiday lettings permitted**

SITUATION: Swanage Coastal Park is situated on the south-western slopes of Swanage which is a ‘Gateway to the Jurassic Coast’ World Heritage Site. Swanage town centre and main beach are approximately one mile away. Access to open country walks are nearby.

DESCRIPTION: A detached ‘Swift Bordeaux’ 38’ x 12’ park home manufactured in 2017 and held on Licence until 31/10/2039. The site allows overnight occupation from 1st March to January 5th each season and holiday lettings are permitted, as are pets (subject to site conditions).

ACCOMMODATION: Steps lead up to: Private deck and entrance.



KITCHEN/DINER/LOUNGE (W, E & N): The kitchen/dining area measures 11'9" (3.59m) x 8'1" (2.47m). Dining table and chairs, radiator, cupboard housing Marco gas boiler, fitted fridge and freezer, single drainer sink unit with mixer tap and work surfaces with drawers and cupboards under, gas cooker with extractor hood over, matching wall cupboards, microwave housing. The lounge area measures 11'9" (3.59m) x 11'2" (3.41m). Fitted shelving and cupboards, there is a dedicated wireless hub which allows working from the caravan (VIP wireless service is included in site fee). Table with 2 seating cubes under, 3-seater double sofa bed, Dimplex electric fire and surround, TV aerial point, good views over the town to Swanage Bay and along the Purbeck Hills towards Corfe Castle, UPVC double glazed doors to decked seating area.

INNER HALL:

SHOWER ROOM/W.C.:

Shower cubicle with mains shower unit, low level w.c., wash basin with mixer tap, radiator, shelving and cupboards, obscure double-glazed window.

BEDROOM 2 (E):

7'10" (2.39m) x 5'8" (1.73m). Twin beds fitted furniture including shelving, storage cupboards and single wardrobe housing fuse box, radiator.

BEDROOM 1 (S):

11'9" (3.6m) x 10'9" (3.28m). King-sized bed, built-in furniture includes dressing table, bedside cabinets, drawers, cupboards, shelving & wardrobes. Door to: **EN-SUITE W.C.:** Low level w.c., wash basin with mixer tap, radiator, obscure double-glazed window.

OUTSIDE:

Good sized deck on two sides of the property with good views over the town to Swanage Bay and along the Purbeck Hills towards Corfe Castle, seating area and outside lighting. Lawned garden with picnic bench. Gravelled car parking space.

N.B:

We are advised that the Park home is held on licence until 31/10/2039. Pitch fees from November 2024 - October 2025 £7051.10 (incl. VAT). Rates which include water, sewerage and rubbish are charged additionally and amount to £804.38 (incl. VAT). Pets and holiday lettings are permitted.

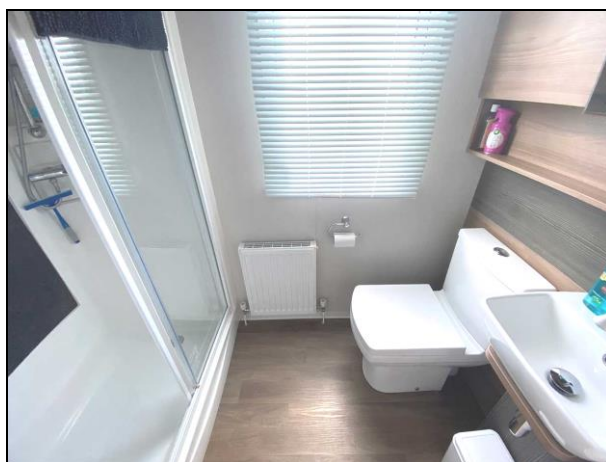
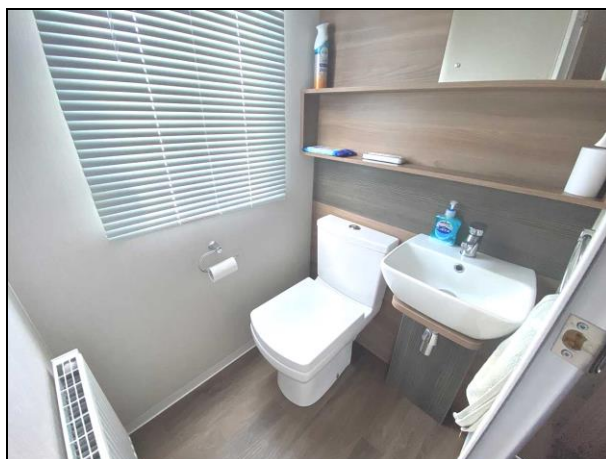
SERVICES:

Electric is metered by the site, Calor gas bottles can be purchased from the site. N.B. Any services or appliances mentioned above have not been tested by Miles & Son.

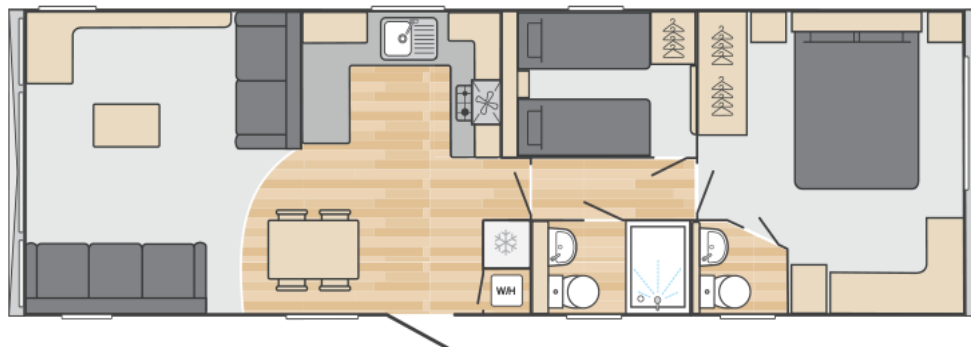
VIEWING:

By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9.00am-5pm and Saturday 9.00am-4pm April-October inclusive, 9.00am-12.30 pm at other times. Lunchtimes included.





Floorplan cont'd over.....



The Property Misdescription Act 1991. These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Defects and/or other matters may be revealed on a survey carried out on your instructions. Room measurements, taken in accordance with the RICS recommended practice, to the nearest three inches. Site measurements where given, are approximate and intended only as a guide as obstacles may well have prevented accuracy. An appointment to view should be made and all negotiations conducted through Miles & Son.